



Bay Minette Planning Commission Regular Meeting Minutes

Minutes February 13, 2025

Monthly Meeting No. 2

The City of Bay Minette Planning Commission met in Regular Session on Thursday, February 13, 2025. The meeting was called to order at 8:02 a.m. by Chairman Todd Stewart, in the Council Chambers located in Bay Minette City Hall, at 301 D'Olive Street, Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

IN ATTENDANCE At 8:00 a.m. the following members were present, and a quorum established

Todd Stewart, Chairman
Robert A. "Bob" Wills, Mayor
Rob Madison, Building Official/Commission Member
Neal Covington, Vice-Chairman
Earl Emmons, Commission Member
Jim Faulkner, Commission Member

Commission Members absent

William Taylor, City Council/Commission Member
Hiram Templeton, Commission Member

Commission Members late

Ray Clark, Commission Member

Other persons in regular attendance

Lauren Collinsworth, Attorney
Tammy Smith, City Administrator
Clair Dorough, City Planner
Steven Stewart, Fire Inspector
Tom Granger, City Engineering Consultant with Pillar, LLC
Paula Bonner, Planner Associate
Kristina Pittman, North Baldwin Chamber of Commerce

GUESTS John Byrd, Representative for A&B Investments & Development, LLC
Mack Byrd, Owner of A&B Investments & Development, LLC

INVOCATION Chairman Todd Stewart presented the invitation, followed by the pledge.

ITEM 3. Announcements/Registration to address the Commission
None

ITEM 4. Approval of the January 9, 2025, Regular Meeting Minutes
Vice-Chairman Covington made a motion to approve the January minutes as written. The motion was seconded by Commission Member Emmons and carried unanimously.

ITEM 5. Disclosure of Prior Communications and/or Conflicts of Interest
None

ITEM 6. New Business

a.) SP-25001, A&B Investment and Development, LLC Site Plan Approval Request

Mrs. Dorough disclosed that she is related to the applicant's representative; therefore, Mrs. Bonner reviewed and presented the application. The Site Plan Approval Request for the construction of a metal warehouse/storage building on A&B Investment and Development, LLC property which consists of two (2) parcels, totaling approximately 1.41± acres, located between S. Hoyle Avenue and Stanmeyer Street zoned R-3, Higher Density Single Family Residential District. Mrs. Bonner reported the Staff Recommendation for Case SP-25001, be Approved, followed by discussion of:

- The recent administrative approval of a common lot line reconfiguration combining the two (2) parcels into a single parcel.
- The old Station Street right-of-way, which previously ran through the parcels, was vacated in 2016.
- The discrepancy between the online Revenue map and the submitted site plan is due to a Revenue mapping error, which has since been corrected.
- The warehouse/storage use holds Grandfather status, along with the existing building, which was constructed around 1965 according to Baldwin County Revenue Commission records.
- The Non-Conformance and Grandfather Clause in the Zoning Ordinance which permits the new structure.
- The existing various property uses in the area and the required buffer and screening options for adjacent residential properties.
- The current and proposed open space and employee parking area.

With no further comments or questions Commission Member Clark made a motion to Approve Case SP-25001, A&B Investment and Development, LLC Site Plan Approval Request for new construction of a metal warehouse/storage building. The motion was seconded by Commission Member Emmons and carried unanimously.

b.) RA-25001, Section 16.03.17 Political Signs Proposed Zoning Ordinance Amendment

Mrs. Dorough presented a proposed amendment to Section 16.03.17 of the Zoning Ordinance, which addresses political signs. The amendment is to correct an incorrect reference number for the Code of Alabama in Section 16.03.17.04. Additionally, clarifications were added regarding political signs on public rights-of-way and public property, as well as clarifications for provisions applicable to Baldwin County.

Chairman Stewart opened the Public Hearing for Item 6(b) Case RA-25001, Section 16.03.17 Political Signs Proposed Zoning Ordinance Amendment at 8:21 a.m.

There were no public comments; however, a discussion occurred regarding the enforcement of the political sign ordinance.

Chairman Stewart closed the Public Hearing for Item 6(b) Case RA-25001, Section 16.03.17 Political Signs Proposed Zoning Ordinance Amendment at 8:23 a.m.

With no further comments or questions Vice-Chairman Covington made a motion to Recommend Approval to City Council for Case RA-25001, Section 16.03.17 Political Signs Proposed Zoning Ordinance Amendment. The motion was seconded by Mayor Wills and carried unanimously.

c.) Updates & Upcoming Cases

- Proposed canopy addition for Autry Greer & Sons Inc. property on McMeans Avenue.
- Proposed new construction of Cobblestone Hotel and Suites on D'Olive Street and McMeans Avenue.

- Proposed rezoning request for Seller's property on North Dobson Avenue to expand daycare.
- Pre-Application meeting for reconfiguration and minor 4-lot subdivision for Wright property on Townsend Avenue.
- Status of Big Mike's Steakhouse on North Hoyle Avenue.
- Representatives from Baldwin County, including Commissioner Jeb Ball and the new Director of Facilities Buford King, will attend the March Planning Commission meeting to provide an update on ongoing renovations and expansions of Baldwin County facilities.

ITEM 7. Old Business

Chairman Stewart adjusted the agenda, moving Old Business to follow New Business for efficiency.

a.) Comprehensive Plan Draft Review Discussion Only

Mrs. Dorough informed the Commission that a representative from Volkert was expected to attend but was not present. She then provided an update on the status of the draft comprehensive plan, followed by discussion.

ITEM 8. Reports

a.) Mayor/Council Report – Mayor Wills provided an update on the status of Big Mike's Steakhouse, noted recent interest in the purchase of the old bowling alley shopping center owned by the City, and announced the first upcoming high school baseball game. Additionally, there was discussion regarding the car on the pole in front of HHH Autocare, 2307-C S US Hwy 31.

b.) Attorney – None

c.) City Engineer Consultant Report – Mr. Granger expressed concern about the absence of standardized requirements for application submittals, noting that other regulatory bodies, such as Baldwin County and the City of Foley, enforce more stringent guidelines. He gave examples such as stormwater regulations, boundary surveys, topographic maps, grading plans, and off-site drainage calculations, among other criteria. Mr. Granger acknowledged that adopting higher standards might increase costs for developers but emphasized that similar requirements are already in place in other jurisdictions, where developers are accustomed to complying with them. After discussion, it was agreed that Mr. Granger would draft a proposed stormwater regulation for the Planning Commission's review. Mrs. Smith added that if the Planning Commission adopts stricter regulations, they must support staff in addressing any complaints.

d.) Planning Staff – None

e.) Public Comment – Mrs. Pittman reported on recent and upcoming Chamber events.

ITEM 9. With no further business, Chairman Stewart adjourned the meeting at 8:54 a.m.

DONE THIS THE 13TH DAY OF FEBRYARY 2025

Chairman, Todd Stewart

ATTEST:

Paula Bonner, Planner Associate

Motion Summary:

Item 4.) Approval of the January 9, 2025, Regular Meeting Minutes:

Vice-Chairman Covington made a motion to approve the January minutes as written. The motion was seconded by Commission Member Emmons and carried unanimously.

Item 6.) a.) SP-25001, A&B Investment and Development, LLC Site Plan Approval Request

Commission Member Clark made a motion to Approve Case SP-25001, A&B Investment and Development, LLC Site Plan Approval Request for new construction of a metal warehouse/storage building. The motion was seconded by Commission Member Emmons and carried unanimously.

Item 6.) b.) RA-25001, Section 6.03.17 Political Signs Proposed Zoning Ordinance Amendment

Vice-Chairman Covington made a motion to Recommend Approval to City Council for Case RA-25001, Section 6.03.17 Political Signs Proposed Zoning Ordinance Amendment. The motion was seconded by Mayor Wills and carried unanimously.